5580 EXPLORER DRIVE

AEROCENTREOFFICES.COM

EVERY DAY IN FIRST CLASS
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5580 EXPLORER DRIVE

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<th>SF</th>
<th>AVAILABILITY</th>
<th>ASKING RATE</th>
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ADDITIONAL RENT

| REALTY TAXES:   | $4.92 PSF |
| OPERATING COSTS: | $10.10 PSF |
| TENANT HYDRO COSTS: | $1.30 PSF |
| ADDITIONAL RENT: | $16.32 PSF (2018) |

Spend every day in first-class at Aero-Centre, an award-winning office community offering many on-site amenities. AeroCentre’s prime location offers branding opportunities with exposure to Highway 401 in the prestigious Airport Corporate Centre. Easy access to Highways 401, 427 and 403 and minutes away from Pearson International Airport. Located within walking distance or short drive to numerous amenities and adjacent to Max Ward Park.
BUILDING SPECIFICATIONS

Number of Floors: › 6
Total SF: › 79,705 SF
Year Built: › 1989
Typical Floor Plate: › 15,144 SF
Parking: › 3.2/1,000 SF

EXTERIOR
The exterior of the building consists primarily of double glazed blue vision glass and single glazed blue spandrel panels set on aluminum framed curtain wall assembly. The roof is a two ply torch down bitumen roof with ballast.

SUSTAINABILITY
The building is BOMA BESt Gold certified and the recipient of the 2013 Race to Reduce Award. A risk management program run by RiskCheck Inc. provides Environmental, Health and Safety (EHS) Risk Management Service by correctly identifying, managing, and monitoring risks, and helping to establish the procedures to eliminate or control hazards. Monthly reports in addition to annual inspections provide updates on the status of current levels of statutory compliance plus a general summary of current and planned initiatives.

TELECOMMUNICATIONS
The building is equipped with Bell and Rogers communications fibre optics.
SECURITY
After-hours access to the building is provided through pass cards and they are programmed for limited access to the building. There are three CCTV cameras, one located at each entrance of the building and one exterior camera facing the driveway, all backed up into a Digital video recorder.

MECHANICAL
The building is ventilated by six cooled air handling units complete with DX coil. The units are located one per floor with the ground floor unit being larger. The units supply air to the variable air volume boxes throughout the building. The VAV boxes are complete with pneumatic controls. The building is equipped with an air compressor that provides compressed air to the pneumatic controls. The mechanical air distribution system consists of compartmental air handlers that provides ventilation and cooling to each of the 6 floors, a cooling tower, gas fired boilers with Siemens night set back controls for energy efficiency. Two atmospheric hot water boilers provide perimeter radiant heating to all floors. Washrooms are equipped with water efficient and hands-free faucets, soap dispensers and in the men's washrooms, there are water efficient and hands-free urinals.

LIGHTING
The building standard lighting is T8 and electronic ballast technology, LED lamps in lobby and LED exit lights. Interior lights are managed by a computerized lighting control system. Override switches allow tenants to turn lights on in various work areas should they require additional lighting outside of regular business hours. These fixtures will automatically turn off after the override has been activated within 2 hours for added energy conservation. All washroom lights are on motion sensors for energy conservation.

ELECTRICAL
The electrical power supply is provided from a transformer located on the ground floor in the electrical room providing 1600 amps and 347/600 volts of power.

EMERGENCY GENERATOR/BACK UP POWER
A 100 KW emergency generator is located in the penthouse of the building. The generator provides emergency power to one elevator, emergency lights, several outlets in the building, the main electrical room and the fire pump. As part of the Business Continuity Plan the management office located in the building is set up with emergency generator power to allow the management team to maintain consistency and operations in the event of a power failure.

FIRE LIFE SAFETY SYSTEMS
The building is equipped with sprinklers and a standpipe system. There are typically two fire hose cabinets, with extinguishers, per floor. The Edwards fire alarm panel controls detection points throughout the building and is monitored 24/7. Smoke and heat detectors and pull stations are located throughout the building.

ELEVATORS
Two overhead geared elevators provide speed and convenience to all floors and include hands free communication to the emergency monitoring station.

TENANT SERVICES
Menkes uses Angus AnyWhere™ Tenant Service Request. This is a fully web enabled service management solution specifically designed for commercial real estate. Detailed service requests are submitted by tenants through the Menkes website and sent to the appropriate party for action. The real-time application interacts with handheld wireless messaging device to speed service delivery and ensure prompt service action. The management team reviews reports regularly to monitor the types and frequency of various service requests.
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SUITE 202
RENTABLE AREA = 4,590 SF

ABOVE INFORMATION ESTABLISHED ACCORDING TO BOMA / ANSI Z65.1 1996